

Amendment No. 1 to HB2196

Hazlewood
Signature of Sponsor

AMEND Senate Bill No. 2086*

House Bill No. 2196

by deleting all language after the enacting clause and substituting instead the following:

SECTION 1. Tennessee Code Annotated, subdivision 67-4-409(a)(4), is amended by deleting the subdivision in its entirety and substituting instead the following:

In the case of quitclaim deeds, the tax must be based only on the actual consideration given for that conveyance. A deed is treated as a quitclaim deed for taxation purposes under this section if the deed contains language substantially similar to the form for quitclaim deeds as provided for in § 66-5-103(2), and only conveys the grantor's interest, whatever that may be, to the grantee. A deed that contains language evidencing an intent to convey a deed in fee with general warranty substantially similar to the form provided for in § 66-5-103(1)(A) must be taxed as provided in subdivision (a)(1);

SECTION 2. Tennessee Code Annotated, Section 67-4-409(a), is amended by redesignating the existing language as subdivision (a)(1) and adding the following as a new subdivision (2):

(2) Nothing in this subsection (a) affects the validity of the underlying transfer or conveyance.

SECTION 3. This act takes effect upon becoming a law, the public welfare requiring it.